



City of El Paso – City Plan Commission Staff Report

Case No: SURW12-00001 Gateway West Alley Vacation
Application Type: Alley Vacation
CPC Hearing Date: March 8, 2012

Staff Planner: Justin Bass, 915-541-4930, bassjd@elpasotexas.gov
Location: North of Gateway West and West of Cobia Street
Acreage: 0.0482-acre
Rep District: 8
Existing Use: Alley right-of-way
Existing Zoning: C-1/sc (Commercial/special contract) & R-5/sp (Residential/special permit) & R-5 (Residential)

Property Owner: City of El Paso
Applicant: Vazquez Realty Holdings, LLC
Representative: Sitework Engineering, LLC.

SURROUNDING ZONING AND LAND USE

North: C-1/sc (Commercial/special contract) & R-5/sp (Residential/ special permit)/ Alley right-of-way
South: C-1/sc (Commercial/special contract) & R-5/sp (Residential/ special permit)/ Interstate 10 right-of-way
East: C-1/sc (Commercial/special contract)/ Commercial development
West: R-5/sp (Residential/ special permit) & R-5 (Residential)/ Surface parking

THE PLAN FOR EL PASO DESIGNATION: Commercial.

APPLICATION DESCRIPTION

The applicant is requesting to vacate a portion of a 15-foot alley located within Block 61 of the Supplemental Map No. 1 of East El Paso Addition. A utility easement will be retained in place of the vacated alley. The existing alley runs in a north-south direction between Gateway West and Missouri Avenue. The proposed vacation would vacate the southern half of this alley. A second, perpendicular alley between Cebada Street and the proposed vacation of the subject alley will remain in place, providing for continued alley circulation between Missouri Avenue and Cebada Street.

All abutting properties have been acquired by Vazquez Realty Holdings, LLC. The applicant states that the purpose of the alley vacation is to create additional parking to serve the adjacent business.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Gateway West Alley Vacation subject to the following conditions and requirements:

Planning Division Recommendation:

Approval.

Engineering & Construction Management - Land Development:

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. Applicant shall comply with **Chapter 18.60 Flood Damage Prevention**.

The Subdivision is within Flood Zones AH- Panel 480214 0034 B dated October 15, 1982.

EPDOT:

Department of Transportation does not object to the proposed alley vacation.

El Paso Water Utilities:

1. EPWU requires a full width utility easement.

Water

2. There is an existing 1-inch diameter water line that extends along the proposed alley vacation. This water line dead-ends approximately 80-feet south of the northern boundary of the proposed alley vacation.

Sanitary Sewer:

3. There is an existing 12-inch diameter sanitary sewer main that extends along the full length of the proposed alley vacation.

Stormwater Division:

No comments received.

Parks and Recreation:

No comments received.

El Paso Fire Department:

No comments received.

El Paso Electric Company:

El Paso Electric has no objection to the alley vacation as shown on the attached survey and location map.

Sun Metro:

No comments received.

911:

No comments received.

Texas Gas Company:

Texas Gas

El Paso Independent School District:

No comments received.

Attachments

1. Location map
2. Aerial map
3. Survey
4. Application

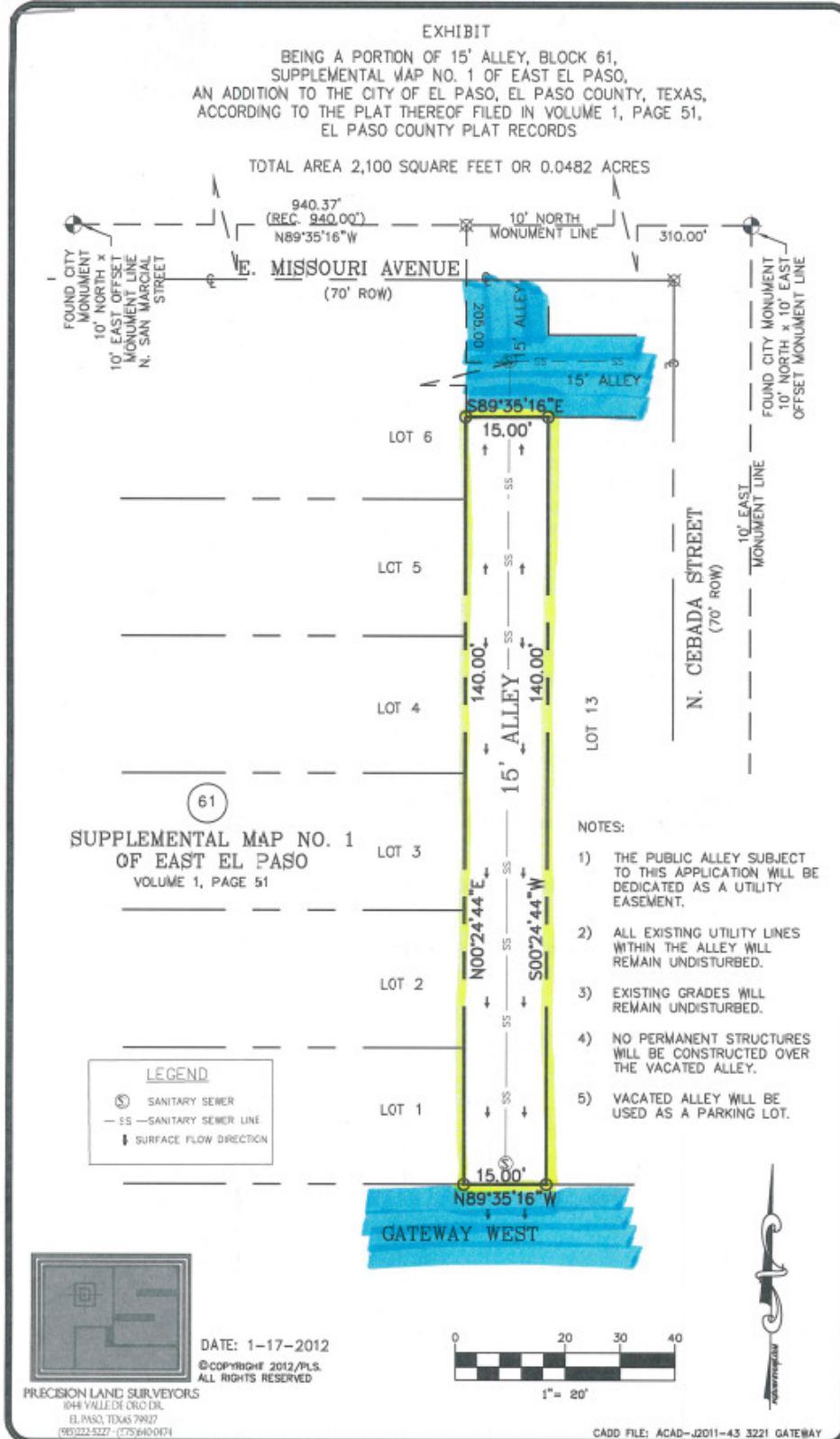
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY OF EL PASO, TEXAS

APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 2.14.12 File No. SURW12-00001

1. APPLICANTS NAME VAZQUEZ REALTY HOLDINGS, LLC
ADDRESS 1324 YARBROUGH ZIP CODE 79925 TELEPHONE _____

2. Request is hereby made to vacate the following: (check one)

Street _____ Alley ☒ Easement _____ Other _____

Street Name(s) _____ Subdivision Name EAST EL PASO

Abutting Blocks 61 Abutting Lots 1-6 & 13

3. Reason for vacation request: PROPOSED PARKING LOT TO SERVE EXIST. BUILDING LOCATED AT 3215 GATEWAY WEST.

4. Surface Improvements located in subject property to be vacated:
None _____ Paving ☒ Curb & Gutter _____ Power Lines/Poles _____ Fences/Walls _____ Structures _____ Other _____

5. Underground Improvements located in the existing rights-of-way:
None _____ Telephone _____ Electric _____ Gas _____ Water _____ Sewer ☒ Storm Drain _____ Other _____

6. Future use of the vacated right-of-way:
Yards _____ Parking ☒ Expand Building Area _____ Replat with abutting Land _____ Other _____

7. Related Applications which are pending (give name or file number):
Zoning _____ Board of Adjustment _____ Subdivision _____ Building Permits _____ Other ☒ SHARED PARKING

8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>VAZQUEZ REALTY HOLDINGS</u>	<u>LOTS 1-6, BLK 61</u>	<u>(915) 526-7880</u>
<u>VAZQUEZ REALTY HOLDINGS</u>	<u>LOTS 13, BLK 61</u>	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. If/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

CASHIER'S VALIDATION
FEE: \$966.00

OWNER SIGNATURE _____

REPRESENTATIVE: SITEWORK ENGINEERING, LLC

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.